



## MEMORANDUM

TO: The Honorable City Council

REVIEWED: Ronald H. Williams, Jr. Deputy City Manager

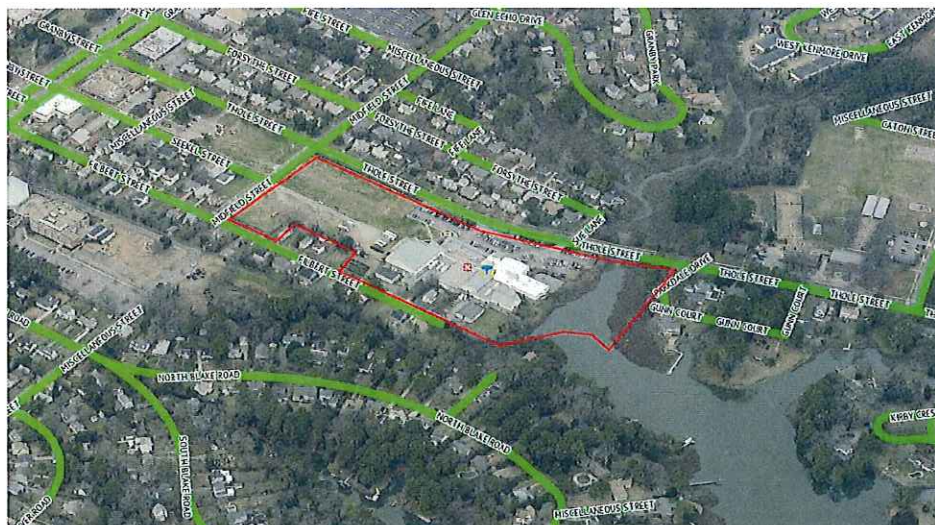
Leonard M. Newcomb III, CFM, Assistant Director, City Planning  
CC TO: Susan Pollock Hart, CFM, Principal Planner, City Planning

FROM: George M. Homewood, FAICP, CFM, Director, City Planning

General Plan Amendment from Single-Family Traditional to Institutional at 260  
Filbert Street and change of zoning from IN-1 (Institutional), conditional IN-1, and  
R-8 (Single-Family) to conditional IN-1 at 255 Thole Street and 260 Filbert Street  
SUBJECT: – Norfolk Christian Schools

DATE: July 13, 2016

On the July 19, 2016 Public Hearing Agenda, City Council will be reviewing two requests by Norfolk Christian Schools: a general plan amendment from Single-Family Traditional to Institutional at 260 Filbert Street and a change of zoning from IN-1 (Institutional), conditional IN-1, and R-8 (Single-Family) to conditional IN-1 at 255 Thole Street and 260 Filbert Street.



Norfolk Christian Schools was established in 1952 and offers pre-K through grade 12 programs at various locations. The school site located at 255 Thole Street houses the Middle and High School grades, as well as the Administrative Offices. In 2011, the school sought a rezoning from residential to institutional to develop multipurpose fields (western portion of the site along Midfield Street) and an athletic building, as well as codify their site/campus plan. Norfolk Christian had recently acquired the properties where the proposed fields were to be located and the rezoning was needed to move forward with the construction of the facilities. The rezoning ordinance also prohibited lighting of the multi-purpose fields to ensure that all athletic activities would cease by sunset or 8:00 p.m., whichever was earlier. This restriction on lighting of the athletic field is not included in this rezoning request. In 2013, Norfolk Christian obtained a street closure of a portion of Seekel Street east of Midfield Street, which ran through the school property. The purpose of this street closure was to transfer ownership of the land from the City of Norfolk to Norfolk Christian to allow for the development of a regulation size field for football, lacrosse, soccer, and field hockey. Norfolk Christian proposes to modify the original site plan from 2011 to show this new athletic field and to allow for a reconfiguration of proposed facilities, including a bus parking area along Thole Street and a new parking lot at the corner of Filbert and Midfield Streets. The property at 260 Filbert Street is owned by Norfolk Christian and will be combined with the school property. In order to construct an academic building at this site, it must be rezoned to IN-1 to match the zoning for the rest of the school property (see attached conceptual site plan for the detailed proposal and site conditions).

Since portions of this property are designated Single-Family Traditional by the City's general plan, *plaNorfolk2030*, a plan amendment to Institutional is necessary. The proposed amendment will create a cleaner line of demarcation, therefore staff recommended approval. The property has multiple zoning designations, and staff suggested changing the zoning to create a single, unified district for the campus. Cleaning up those inconsistencies, along with the fact that the new campus plan includes site improvements such as improved accessibility, landscaping, etc., led staff to recommend approval of the request.

Due to perceived communication issues, along with a general lack of trust, between Norfolk Christian and the Bolling Brook Civic League directly to the south of this site, the Planning Commission continued this application from the April 28, 2016 Planning Commission public hearing to the June 23, 2016 public hearing. The Planning Commission directed Norfolk Christian to attempt to work out their differences with the Civic League, particularly regarding the location of the bus parking lot, removing the bus fueling tank from the site, and additional landscaping along Filbert Street to further screen the development from the houses to the south. The Planning Commission was also concerned about the vacant house at 260 Filbert Street and its detrimental aesthetic impact on the neighborhood. On the same day of the original hearing (April 28), the Planning Department received an email of no objection from the Cromwell Farms/Ellsworth Civic League.



At a meeting scheduled by Norfolk Christian with members of the Bolling Brook Civic League on May 16, 2016, many comments were heard, mainly negative. However, this meeting provided more clarity on the neighborhood's desires regarding specific site modifications. Following the meeting, Norfolk Christian modified the original site plan to include a complete removal of the bus fueling tank from the site, relocation of the bus parking area from the Filbert Street side to the Thole Street side, and additional landscaping along Thole, Midfield, and Filbert Streets to screen the proposed athletic field at the corner of Thole and Midfield Streets and the parking lot at the corner of Midfield and Filbert Streets. Norfolk Christian has also proffered the demolition of the vacant house at 260 Filbert Street once the fully satisfied deed of ownership has been recorded.

After conducting a duly advertised public hearing on June 23, 2016, at which the applicant and members of the Bolling Brook Civic League provided comments, the City Planning Commission voted **4 to 2** (Mr. Houchins was absent for this vote) to recommend **approval** of the application. The dissenting votes were based on concerns raised by residents of the neighborhood, two of which came to the hearing. The residents felt that Norfolk Christian had not communicated with them enough about the development plans and that the conversion of the area at the corner of Midfield and Filbert Streets to a student parking lot is not the best use for that site. They were also concerned about the use of lighting within this parking lot and the potential effects on the residences to the south along Filbert Street as well as the proposed lighting for the athletic field.

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# CONCEPTUAL SITE LAYOUT OF

## NORFOLK CHRISTIAN SCHOOL

255 THOLE STREET & 260 FILBERT STREET  
NORFOLK, VIRGINIA

Proposed athletic field

Proposed bus parking

Proposed parking lot

Demolish house, build academic building

Proposed academic building additions

### Site Data

Site Area: ±11.87 Ac  
 1439-46-4234  
 1439-46-4303  
 1439-46-4332  
 1439-46-4331  
 Existing Zoning: IN-1 & R-4S  
 Proposed Zoning: IN-1  
 Existing Use: Academic/Single Family Res.  
 Proposed Use: Academic  
 Existing Building Size: ±53,578 SF  
 Proposed Building Size: ±102,932 SF

### Layout Key

- 1 ADDITIONAL LANDSCAPE SCREENING, EXISTING TO REMAIN
- 2 ATHLETIC BUILDING ADDITION (±5,910 SF)
- 3 ATHLETIC FIELD
- 4 EDUCATIONAL BUILDING ADDITION (±6,020 SF)
- 5 FINE ARTS BUILDING ADDITION (±6,050 SF)
- 6 NEW LANDSCAPE PLANTINGS
- 7 NEW PARKING LOT
- 8 NEW SIDEWALK
- 9 SCHOOL BUS PARKING & PARKING LOT RESTRICTION
- 10 SCOREBOARD & FLAGPOLE

DENOTES AREA TO BE REZONED

DATE: 05/19/16  
 (REVISED: 06/01/16)  
 EXHIBIT FOR REZONING

THIS DRAWING IS CONCEPTUAL AND HAS BEEN PREPARED WITHOUT BENEFIT OF A SITE SURVEY. THEREFORE, PROPERTY LINES, WETLAND BOUNDARIES, AND OTHER SITE SPECIFIC DATA ARE APPROXIMATE. CONCEPT DRAWINGS ARE GENERAL IN NATURE AND ARE INTENDED ONLY TO ILLUSTRATE THE DEVELOPMENT POTENTIAL FOR A PROPERTY. THEY SHOULD NOT BE RELIED UPON AS THE SOLE BASIS FOR ANY FINANCIAL OR LEGALLY BINDING TRANSACTION.



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